003.0	0002	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	930,300	/	930,300
USE VALUE:	930,300	/	930,300
ASSESSED:	930,300	/	930,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29	-31	MELROSE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REISSIS PARASKEVI &
Owner 2:	REISSIS CONSTANTINE A & DRES
Owner 3:	MARIA/TR PARASKEVI REISSIS TR
Street 1:	9 LONGMEADOW ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	REISSIS ALEXANDER ETAL -
Owner 2:	REISSIS PARASKEVI -
Street 1:	194 LAKE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,161 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1923, having primarily Aluminum Exterior and 2985 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4161.000	494,400		435,900	930,300
Total Card	0.096	494,400		435,900	930,300
Total Parcel	0.096	494,400		435,900	930,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 311.66 | /Parcel: 311.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 2464
GIS Ref
GIS Ref
Insp Date 08/11/17

!245!

PREVIOUS ASSESSMENT

Parcel ID 003.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	494,600	0	4,161.	435,900	930,500	930,500	Year End Roll	12/18/2019
2019	105	FV	381,900	0	4,161.	463,100	845,000	845,000	Year End Roll	1/3/2019
2018	105	FV	381,900	0	4,161.	337,800	719,700	719,700	Year End Roll	12/20/2017
2017	105	FV	359,300	0	4,161.	294,200	653,500	653,500	Year End Roll	1/3/2017
2016	105	FV	359,300	0	4,161.	250,600	609,900	609,900	Year End	1/4/2016
2015	105	FV	322,200	0	4,161.	245,200	567,400	567,400	Year End Roll	12/11/2014
2014	105	FV	322,200	0	4,161.	201,600	523,800	523,800	Year End Roll	12/16/2013
2013	105	FV	334,500	0	4,161.	191,800	526,300	526,300		12/13/2012

PRINT

Date	Time
12/10/20	16:05:07

LAST REV

Date	Time
10/27/17	07:42:30
ekelly	
245	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REISSIS ALEXAND	1463-15		11/13/2014	Convenience	1	No	No		Alexander Reissis d.o.d. 4/14/2013 Bk 694 Pg
	694-14		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	2464
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/27/2017	1263	Re-Roof	16,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
5/5/2009	Measured	163	PATRIOT
9/21/1999	Meas/Inspect	256	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4161		Sq. Ft.	Site		0	80.	1.31	1									435,863						435,900	

Total AC/HA: 0.09552 | Total SF/SM: 4161 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 435,863 | Spl Credit | Total: 435,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.00175881
Const Adj.:	0.98000199
Adj $ / SQ:	166.893
Other Features:	150500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	716585
Depreciation:	222141
Depreciated Total:	494444

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 13 | BRs: 6 | Baths: 3 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	3	2	
Totals			
3	13	6	

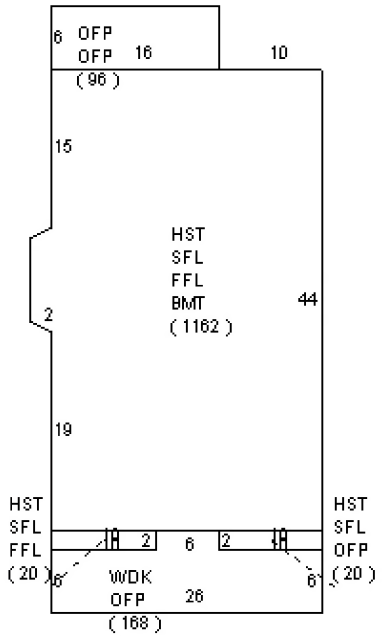
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	166.89
Special Features:	0	Val/Su Net:	105.30
Final Total:	494400	Val/Su SzAd	165.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,202	166.890	200,606
FFL	First Floor	1,182	166.890	197,268
BMT	Basement	1,162	50.070	58,179
HST	Half Story	601	166.890	100,303
OFP	Open Porch	380	20.430	7,762
WDK	Deck	168	11.710	1,968

Net Sketched Area: 4,695 | Total: 566,086

Size Ad 2985 | Gross Are 5296 | FinArea 2985

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

003.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: